



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Contract Change Orders for Hutchins Street Square Conference and Performing Arts Center, 125 South Hutchins Street

MEETING DATE: May 7, 1997

PREPARED BY: Public Works Director

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RECOMMENDED ACTION: This item is for information only. No action is required.

BACKGROUND INFORMATION: In accordance with the Contract Change Order Policy, the City Council is being informed of change orders approved by the City Manager for this project.

The original contract for this project was \$8,262,010.00. The total cost of change orders to date is a \$118,574.20 credit to the City (due to value engineering credits). The project is approximately 25 percent complete. Detailed below is a complete description of the work involved in the new change orders. More detailed descriptions and backup information for these change orders is available in the Public Works Department. The net total of these (13) change orders is a credit of \$7,549.24.

Change Order No. 9 - The Shotcrete specification required a "natural gun finish". This finish would be too rough for the exposed wall areas. A smooth trowel finish is required at these areas. (\$5,460.00)

Change Order No. 10 - This change order covers the additional cost of adding a handrail between the fixed theater seating and the handicap seating areas. (\$1,296.76)

Change Order No. 11 - The theatrical sound contractor proposed alternate equipment that is equal to the specified product and resulted in a value engineering credit to the City of \$10,392.00.

Change Order No. 12 - This change order covers the cost of changes to some of the door hardware. Exterior thresholds were changed from a standard finish to a "Pemkote" finish for greater durability. Door hold opens and stops were added at some locations. (\$2,248.05)

Change Order No. 13 - This change order covers the cost for extra work required due to a dimension clarification at the theater proscenium. (\$307.81)

Change Order No. 14 - This change order covers the cost of lengthening two steel columns at the theater required by dimension clarifications. (\$1,284.14)

Change Order No. 15 - This change order covers the cost to demolish and replace a portion of the existing multipurpose room concrete floor slab that is approximately 2 inches out of level. (\$2,885.69)

Change Order No. 16 - This change order covers the additional cost of adding floor drains at all bathroom and kitchen locations for ease of future building maintenance. (\$6,021.75)

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

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Change Order No. 17 - The rotunda soffit construction materials were changed from GFRC (glass fiber reinforced columns) to EFIS (exterior finish and insulation system) as a result of value engineering. This change resulted in a credit to the City of \$24,250.00.

Change Order No. 18 - This change order covers the cost of demolishing some existing plumbing fixtures hidden by previous remodels and not shown on the plans. (\$1,772.40)

Change Order No. 19 - This change order covers the cost for extra work required due the location of the existing conference building sewer drain lines. The existing drain lines do not have sufficient slope to allow the new plumbing drain lines to be connected per plan. The new drain lines have to be rerouted. (\$4,912.95)

Change Order No. 20 - This change order covers the cost of replacing the existing conference building kitchen water lines with new water lines. Due to the condition of the existing lines, the plumber recommended replacement. (\$848.61)

Change Order No. 21 - This change order covers the cost of changing two door frames from wood to hollow metal for greater durability. (\$54.60)

FUNDING: There are sufficient funds budgeted in the Hutchins Street Square Conference and Performing Arts Center account to cover these change orders; however, Change Orders No. 11 and 17 (credits), less Change Orders No. 9, 10, 12, 13, 14, 15, 16, 18, 19, 20 and 21, results in a net credit to the City of \$7,549.24. The total of change orders to date is a net credit to the City of \$118,574.20.



Jack L. Ronsko  
Public Works Director

Prepared by Gary Wiman, Construction Manager

JLR/GW/lm

cc: Building and Equipment Maintenance Superintendent  
Construction Manager